

DISTRICT III ADVISORY BOARD

AGENDA

Nov. 6, 2013
6:30 p.m.

Wichita WATER Center
101 E. Pawnee

ORDER OF BUSINESS

- Call to Order
- Approval of minutes October 2, 2013

PUBLIC AGENDA

1. Scheduled Items
No items

Recommended Action: Receive and file.

NEW BUSINESS

2. Officer Involved Administrative and Criminal Investigations

Capt. John Speer and Capt. Brent Allred, will present information on how the Wichita Police Department conducts administrative and criminal investigations on employees when there is an alleged crime or policy violation. These are two distinct investigations that can be criminal and/or internal in nature.

Recommended Action: Review and discuss

3. ZON2013-00028 Gene M. and Barbara Campbell (applicants/owners)

Bill Longnecker, MAPD, will present a request for GC General Commercial (GC) zoning for the unplatted (+/-) 6-acre subject property, located on the southeast corner of Galena Street and Topeka Avenue. The subject property consists of three unplatted tracts. Two of the tracts are zoned GC on the west, Topeka Avenue frontage and SF-5 on the east, interior sides. The applicants have a garden center with greenhouses on these two tracts. A garden center with greenhouses is not permitted in the SF-5 zoning district, but is permitted in the GC zoning district; Wichita-Sedgwick County Unified Zoning Code, UZC, Article III. Section III.D. An undeveloped SF-5 zoned tract abuts the east side of one of the GC/SF-5 zoned tracts. The applicants are requesting the GC zoning to allow them to continue to operate a Halloween haunted woods.

The garden center with greenhouses has been present since at least 1997, so no new use is being introduced to the area. A Halloween Haunted forest is a seasonal outdoor recreation and entertainment use that is operated once a year and as such its impact will be minimal, with the exception of parking.

Recommended Action: Planning staff recommends that the request be approved, subject to platting and having their parking in compliance with the UZC within a year of approval of the governing body.

4. CON2013-00022 Conditional Use to allow a Tavern – Drinking Establishment

Bill Longnecker, MAPD, will present a request for a Conditional Use for a tavern–drinking establishment on the 105' x 147.5' LC Limited Commercial (LC) zoned South Broadway Avenue site; Lots 2 & 3, Turleys Addition (2032 S. Broadway). The site is located approximately 15 feet west, across a platted alley, from a single-family residential neighborhood zoned mostly SF-5

Single-Family Residential (SF-5) with some scattered TF-3 Two-Family Residential (TF-3) zoning. When a tavern–drinking establishment is located within 300 feet of a church or place of worship, public park, public or parochial school or residential zoning district, approval of a Conditional Use is required.III-D.6.w.

The LC zoned site is currently vacant. The agent has stated that it has been for vacant for ‘slightly more than two years;’ see attached letter. License track history shows the site’s drinking establishment alcohol license expiring in 2010. The attached letter also states that the site has been used as a tavern–drinking establishment for more than 50 years. Staff found no Conditional Use or Use Exception allowing a tavern–drinking establishment on the site.

Recommended Action: Based upon the information available prior to the public hearings, including the direction given in the South Central Neighborhood Plan, planning staff recommends that the request for a Conditional Use for a tavern–drinking establishment be **DENIED.**

5. **Consolidated Plan Priority Needs**

Janet Johnson, Neighborhood Services, will present information on how the community can provide feedback on the priority needs for the Consolidated Plan (CDBG, HOME and ESG funds).

Recommended Action: Provide feedback.

6. **Nomination of Grants Review Committee Representative – District III**

The Grants Review Committee includes representation from all District Advisory Boards, Wichita Independent Neighborhood Association, the United Way, Sedgwick County, USD #259, Wichita State University, and large and small businesses. The 14 GRC members are appointed annually by the City Council, and Housing and Community Services Department staff meet with them as they review applications from agencies who apply for HOME funds and proposals for ESG and CDBG Public Services programs. After review of the applications and proposals and public comments, the GRC makes recommendations to the City Council for HOME, ESG and CDBG funding for the next program year. The 2013-14 GRC representative from District III was David Robbins.

BOARD AGENDA

7. **Update from Council Member**

8. **Adjournment**

The next meeting for the District III Advisory Board will be at 6:30 p.m. on Dec. 4, 2013, at the Wichita WATER Center, 101 E. Pawnee.